



**AGENDA  
CITY OF BRYAN  
HISTORIC LANDMARK COMMISSION  
Wednesday, 27 July 2005**

**Regular Meeting – 5:30 p.m.  
Council Chambers of the Municipal Building, 300 S. Texas Avenue**

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1. Call to Order
2. Recognition of Visitors
3. Citizens to Be Heard on Items Not on Agenda
4. Recognition of Affidavits for Conflict of Interest
5. Consideration of Minutes — June 8, 2005
6. Public Hearing and Consideration for **1200 Baker Avenue**  
Certificate of Appropriateness for exterior alterations
7. Public Hearing and Consideration for **100 N. Main Street**  
Certificate of Appropriateness for exterior alterations
8. Public Hearing and Consideration for **200 S. Main Street**  
Certificate of Appropriateness for exterior alterations
9. Commissioner and Staff Concerns
  - A. Individual Commissioners' Concerns
  - B. Items for Upcoming Agendas
10. Adjournment

**07/27/2005**  
**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
**CITY OF BRYAN**

On the 27th day of July 2005, the Historic Landmark Commission of the City of Bryan convened in an open session of their regular meeting in the City Council Chambers of the Bryan Municipal Building at 5:30 p.m. with the following in attendance:

Member	Today	Since Apptmt.	Since Apptmt.	Attended	Last 6 Mths	Last 6 Mths	Last 6 Mths
Dawn Jourdan	Yes	7	7	100%	*	*	*
James Ferguson	Yes	7	7	100%	*	*	*
Jim Hiney	No	30	27	90%	7	4	57%
Chad Grauke	Yes	7	6	86%	*	*	*
George Hester	Yes	18	16	89%	7	6	86%
James Crawley	Yes	7	6	86%	*	*	*
Sheila Fields	Yes	7	6	86%	*	*	*

Staff members present: Katie Blanchard, Downtown Project Planner; Samuel Aguirre, Assistant City Attorney; Stephan Gage, Planning Intern.

**1. Call To Order**

Chairperson Hester called the meeting to order at 5:31 p.m.

**2. Recognition Of Visitors**

There were three (3) visitors:

1. Melanie Purifoy, of 211A William Joel Bryan Pkwy., Bryan, Texas
2. Mike Record, of 10729 Forest Drive, College Station, Texas
3. Michael Schaefer, of 17912 Indian Lakes Drive, College Station, Texas

**3. Citizens To Be Heard**

There were none.

**4. Recognition Of Affidavits Filed In Response To State Law On Disclosure Of Local Official's Conflict Of Interest**

There were none.

**5. Consideration Of Minutes**

Approval of minutes from June 8, 2005

Commissioner Grauke entered at 5:33 p.m.

Commissioner Fields made a motion to approve the minutes as presented, and Commissioner Jourdan seconded the motion.

The motion was passed with a unanimous vote.

**6. Public Hearing/Consideration – Certificate of Appropriateness for 1200 Baker Street**

*Certificate of Appropriateness for exterior alterations*

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is proposing to install an 8 foot tall wooden privacy fence in the rear of the facility to enclose a piece of mechanical equipment. Ms. Blanchard informed the Commission of the following:

1. The fence will be attached at one end to the main building and at the other end to the wall of an existing brick enclosure; and,
2. The fence is needed to properly secure the equipment for safety and health reasons; and,
3. The fence is compatible with other privacy fences in the area; and,
4. The existing brick enclosure is the same height as the proposed fence and the additional height is needed to adequately conceal and secure the mechanical equipment and maintain proper scale and proportion.

The Commission asked staff if the applicant plans to address the unsightly appearance of the trash dumpster on their site, which is surrounded by a chain-link fence with plastic slats.

Staff responded that they were not aware of any plans to readdress the appearance of the dumpster; however, staff will check to see if the dumpster enclosure was a pre-existing structure which was grandfathered.

The public hearing was opened.

The public hearing was closed.

Commissioner Jourdan made a motion to approve the Certificate of Appropriateness for 1200 Baker Street, and Commissioner Grauke seconded the motion.

The motion was passed with a 5-0 vote. Commissioner Fields abstained from all deliberations and voting due to a possible conflict of interest due to the subject site being her place of employment.

**7. Public Hearing/Consideration – Certificate of Appropriateness for 100 N. Main Street**

*Certificate of Appropriateness for exterior alterations*

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is proposing alterations to the property located at 100 N. Main Street. Ms. Blanchard informed the Commission of the following:

1. The applicant wishes to remove existing masonry in order to facilitate the installation of two new emergency exit doors on the north façade of the building; and,
2. The doors will be fire rated steel doors; and,
3. Applicant wishes to remove existing masonry in order to install a series of eight new decorative windows on the north façade of the building; and,
4. The window panes will be made of frosted glass; and,
5. The placement of the windows will mimic angles provided by the existing historic stair banister on the interior of the building; and,
6. The applicant wishes to install two steel exterior stairs for the purpose of emergency egress and to comply with current building codes; and,
7. The proposed fire escape doors on the upper north façade are necessary to meet code requirements while retaining the interior floor plan desired by the applicant; and,
8. The proposed exterior stair case on the north façade is similar in design to the approved exterior stair case on the west façade of the building; and,

9. The proposed stair, in both material and design, is appropriate and consistent with the standards set forth in the Design Guidelines, in that they utilize a compatible contemporary design to distinguish itself from the original structure; and,
10. The proposed windows are consistent with the preferred standards for exterior alterations set forth in the Design Guidelines, because they are a compatible contemporary design that is distinct from the original structure; and,
11. The windows are functional as well as decorative, as they will provide additional natural light in the building; and,
12. The north façade is the least significant of the building's four facades in terms of architectural and cultural value; and,
13. The installation of the proposed features will not obscure any architectural features of the building; and,
14. The proposed alterations are not readily visible to the general public.

The Commission discussed the following with staff:

1. When was the staircase on the west façade approved, and were there any drawings of that staircase the Commission could reference; and,

Staff responded that the staircase on the west façade was approved on April 13, 2005, but copies of the drawings were not included in the Commissioners packets because of their large size (Staff later retrieved the drawings from the Development Service Office for the Commission).

2. Is the landing of the proposed staircase on the north façade on the roof of the adjacent Woolworth building; and,

Staff was uncertain whether or not the staircase landing was on the roof of the adjacent building and informed the Commission that the project architect could better answer this question.

3. Where are the design criteria for emergency exit doors and what will those doors look like; and,

Staff responded that doors proposed for the fire exits will be made of galvanized steel, and meet the standards of the building codes.

4. Will the proposed fire exit doors have a shiny finish; and,

Staff responded that it would be preferable to leave the doors unfinished due to the maintenance and upkeep required with painted doors, and furthermore, leaving the doors unfinished helps to distinguish them as newer additions to the building.

5. Does the stairs on the west façade extend to the roof as depicted in the drawings when they were approved on April 13, 2005; and,

Staff responded that the stairs did extend to the roof.

6. Is the north façade of the building the side which is flat and unfinished?

Staff affirmed that the north façade was unfinished and would eventually receive a plaster parge coat finish.

The public hearing was opened.

Mike Record, of 10729 Forest Drive, College Station, Texas, informed the Commission that he is the project architect.

The Commission discussed the following with Mr. Record:

1. Is the landing of the proposed staircase on the north façade on the roof of the

adjacent Woolworth building; and,

Mr. Record responded that the staircase is cantilevered and the stairs are not attached to the roof of the adjacent building; however, the stairs do terminate on the roof of the adjacent building.

2. What do the proposed windows on the north façade line up with; and,

Mr. Record responded that the two windows on the right side of the north façade lined up with the restroom on each floor to provide natural light, and the other sets of windows were set on the same angle as the interior stairs.

3. What are the dimensions of the windows; and,

Mr. Record responded that the windows were approximately 10 inches wide by 5 feet long.

4. Is the staircase on the west façade left-justified?

Mr. Record responded that he was not certain whether the staircase was left-justified or right-justified.

The public hearing was closed.

Commissioner Jourdan made a motion to approve the Certificate of Appropriateness for 100 N. Main Street, and Commissioner Crawley seconded the motion.

The Commission discussed the following:

1. Request was made after work was started; and,
2. What other activities are underway that the Commission is not aware of; and,
3. This is the second proposal to come before the Commission when the work was completed or underway; and,
4. Due to the structure and provisions of the city's ordinances, it should not be surprising that projects go unnoticed; and,
5. Commission approval should not be taken for granted.

The motion was passed with a unanimous vote.

## **8. Public Hearing/Consideration – Certificate of Appropriateness for 200 S. Main Street**

*Certificate of Appropriateness for exterior alterations*

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is requesting an additional change to the handrail design of two external staircases to be added to the north and south facades of the building. Ms. Blanchard informed the Commission that the staircase handrail design was originally approved by the Commission on February 23, 2005. Ms. Blanchard informed the Commission of the following:

1. The proposed exterior stair design is similar to other recently constructed staircases found in the District; and,
2. The Handrail design is appropriate as it is more reflective of the ornamentation on the fire escape landing which once existed on the north façade; and,
3. The proposed modification will bring the proposed staircase in compliance with current building codes by moving the stair rails closer together to accommodate the proposed ornaments; and,
4. The current submittal is consistent with the recommendations of the Commission at their April 21, 2005 meeting.

The Commission discussed the following with staff:

1. What is depicted on the last page of the drawings; and,

Staff responded that the drawing on the last page was a typical stair landing detail.

2. Will the brick wall depicted in the drawings be erected; and,

Staff responded that the brick wall is not a part of the current proposal, and was originally included as part of a proposed dumpster enclosure which was later scrapped.

3. Is the current proposal similar to the proposal which was denied on June 8, 2005; and,

Staff responded that the proposals were similar; however, the landing details of each proposal are different.

4. What is the maximum permitted distance between stair rails?

Staff responded that the maximum permitted distance was 4 inches.

The public hearing was opened.

Michael Schaefer, 17912 Indian Lakes Drive, College Station, Texas, informed the Commission of the following:

1. Thanked the Commission for their time and consideration; and,
2. Explained that every effort was made to made the stairs look as close as possible to the original fire exit stairs.

The public hearing was closed.

Commissioner Grauke made a motion to approve the Certificate of Appropriateness for 200 S. Main Street, and Commissioner Ferguson seconded the motion.

The Commission discussed the following:

1. Stairs and railings have already been installed; and,
2. Had representatives been present at previous meetings the proposal would have been approved.

The motion was passed with a unanimous vote.

## **9. Commissioner And Staff Concerns**

### **A. Individual Commissioner's Concerns**

Commissioner Jourdan asked if the current interpretation of visibility from the right-of-way was too discretionary.

Staff responded that they have communicated to all applicants that exterior changes need to be reviewed by staff.

Commissioner Jourdan stated that the Commission should be prepared to deny COAs, even if the work has been partially or substantially completed, if the Commission determines that the work was inappropriate.

Commissioner Hester stated that he considered it an insult for applicants to request COA approval after the work had been completed.

Commissioner Crawley stated that the experience and background of the Commissioners could be of great benefit to those redeveloping properties in historic areas of Bryan.

Staff reported that updating the Historic Preservation Ordinance is continuing and another subcommittee meeting will be scheduled shortly.

**B. Items for Upcoming Agendas**

There were none.

**10. Adjournment**

Commissioner Fields made the motion to adjourn, and the motion was seconded by Commissioner Grauke.

There being no other business, the July 27<sup>th</sup> Regular Meeting of the Historic Landmark Commission adjourned at 6:18 p.m.

THESE MINUTES SHALL SERVE AS THE OFFICIAL FINDINGS OF THE HISTORIC LANDMARK COMMISSION, AS APPROVED THIS 10th DAY OF August, 2005.

***Signature of File***

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Chairperson of the Historic Landmark Commission